

Charming renovated stone house with guest cottage in Vayres, Haute-Vienne

EXCLUSIVE



INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	200 m ²
Plot Size:	592 m ²

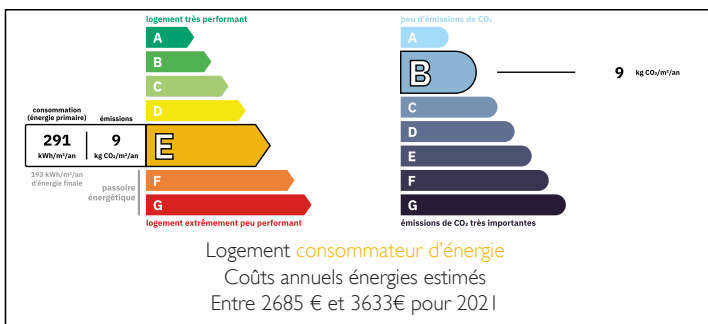
IN BRIEF

Set in a quiet hamlet near Vayres, Haute-Vienne, this renovated stone property combines traditional French charm with modern comfort. The main house offers a bright open-plan kitchen and living area, cosy sitting room with wood burner, two terraces with panoramic countryside views, two bedrooms (one en suite) and a mezzanine easily converted into a third bedroom.

A separate guest cottage (gîte) features a living/kitchen area, two rooms, and a bathroom - perfect for guests or holiday rental income.

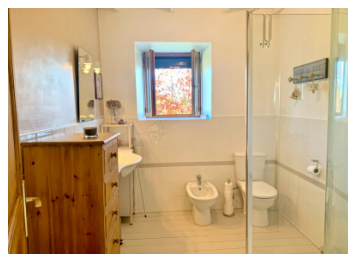
With a new roof, mains drainage, private parking, and lovely gardens, this property is ideal for those seeking peaceful rural living, charm, and rental potential in the Haute-Vienne.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The main house impresses from the moment you enter. A spacious modern kitchen (19 m²), fully equipped with oven, fridge/freezer, and dishwasher, opens onto a bright living area (32 m²) with high ceilings and tiled floors, creating a welcoming, open atmosphere.

Everyday practicality is ensured with a utility room (9.5 m²) housing washing machine, dryer, and extra fridge/freezer, plus a separate toilet (2 m²). A cosy sitting room (23 m²) with a wood-burning stove opens directly onto a terrace offering exceptional panoramic countryside views. Additional features include a storage room (17 m²) and a garden terrace (16 m²) perfect for outdoor dining or sunbathing.

Upstairs, warm wooden flooring complements a beautiful mezzanine (10 m²) ideal as an office, reading nook, or extra bedroom. The main bedroom (14 m²) features an en-suite bathroom (8 m²), alongside a second bedroom (13 m²), another bathroom (6.5 m²), and an open gallery hall (14.5 m²) overlooking the living space below, enhancing the bright, airy feel of the home.

The property has a new roof, mains drainage, and electric heating (plus a log burner).

Adding further appeal, a separate renovated cottage offers a living/kitchen area (20 m²), two bedrooms (8 m² and 6 m²), a bathroom (4.5 m²), and a cellar (12 m²) — perfect for guests, family, or rental income potential.

Outside, enjoy multiple terraces, landscaped gardens, and ample parking right in front of the house. The setting is peaceful yet not isolated, with nearby neighbours but plenty of privacy.

This is a truly...

LOCAL TAXES

Taxe foncière: 1107 EUR

Taxe habitation: EUR

NOTES